



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>3/27/08</b>	<b>AGENDA REQUEST NO:</b>	<b>VI B</b>
<b>INITIATED BY:</b>	<b>DOUGLAS P. SCHOMBURG, AICP ASST. PLANNING DIRECTOR</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING</b>
<b>PRESENTED BY:</b>	<b>DOUGLAS P. SCHOMBURG, AICP ASST. PLANNING DIRECTOR</b>	<b>ASSISTANT PLANNING DIRECTOR:</b>	<b>DOUGLAS P. SCHOMBURG, AICP</b> <i>D.P.S.</i>
		<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	<b>N/A</b>

<b>SUBJECT / PROCEEDING:</b>	<b>SUGAR LANE BUSINESS PARK SECOND REPLAT – PRELIMINARY REPLAT CONSIDERATION AND ACTION</b>
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<b>EXHIBITS:</b>	<b>VICINITY MAP, RECORDED PLAT, PROPOSED PLAT</b>
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CLEARANCES		APPROVAL	
<b>LEGAL:</b>	<b>N/A</b>	<b>DIRECTOR OF PLANNING:</b>	<b>SABINE SOMERS-KUENZEL, AICP</b> <i>AK</i>

## RECOMMENDED ACTION

- Approval of Sugar Lane Business Park Second Replat- (Preliminary)with conditions to be satisfied prior to Final Replat approval:
- Revision to remove right-of-way dedication from plat boundary at University Boulevard
  - Correction of Master Notes combining notes 6, 7, and 8, and elimination of Note 22
  - Correction in title block to show replat of “Sugar Lane Business Park FBCCPR 20080004”
  - Completion of remaining Engineering items including Traffic Impact Analysis and Construction Plans

## EXECUTIVE SUMMARY

This is a proposed Preliminary replat of the Sugar Lane Business Park acres consisting of seven (7) commercial reserves and a total of 16.5 acres located at the intersection of US Highway 90A and University Boulevard at the Sugar park Lane cul-de-sac street. The currently recorded plat, *Sugar Lane Business Park*, (1/08/08) established the cul-de-sac street. This property is not within a Municipal Utility District or Levee Improvement District and is zoned General Business (B-2) District. Since the replat proposes to create more than four reserves, preliminary platting, rather than short form final platting, is required under Chapter Five of the Development Code. The plat meets all zoning district and development regulations for a Preliminary Replat,

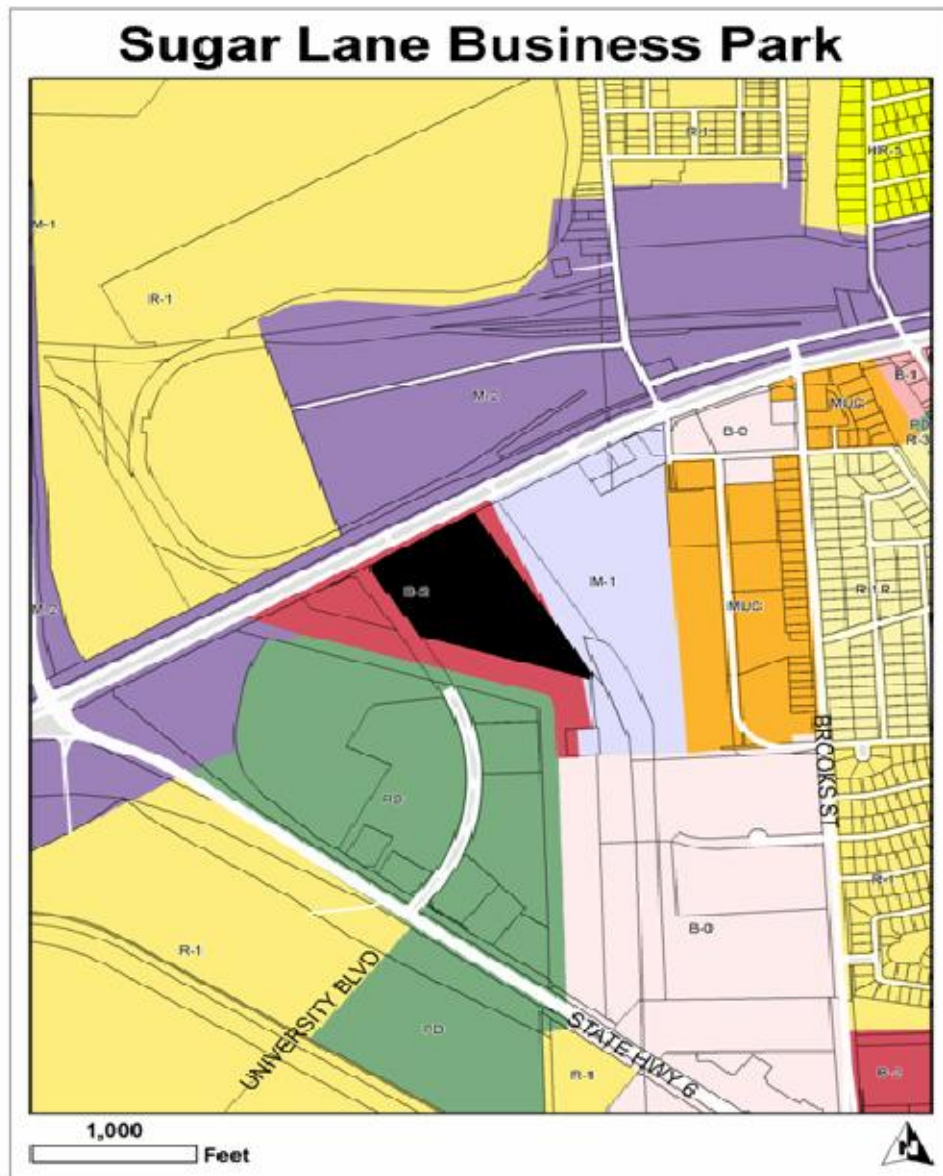
with several items stated as proposed conditions to be satisfied at the time of Final Replatting, including removal of right-of-way dedication from the plat boundary. That ROW dedication was completed with the recordation of the current plat in January of 2008 and is not proposed to change.

CC: Mr. Dinesh Shah, 90A Commercial Park Partners, LP [dinesh@shahcompanies.com](mailto:dinesh@shahcompanies.com)  
Gilbert Guzman, [landmapsinformation@yahoo.com](mailto:landmapsinformation@yahoo.com)

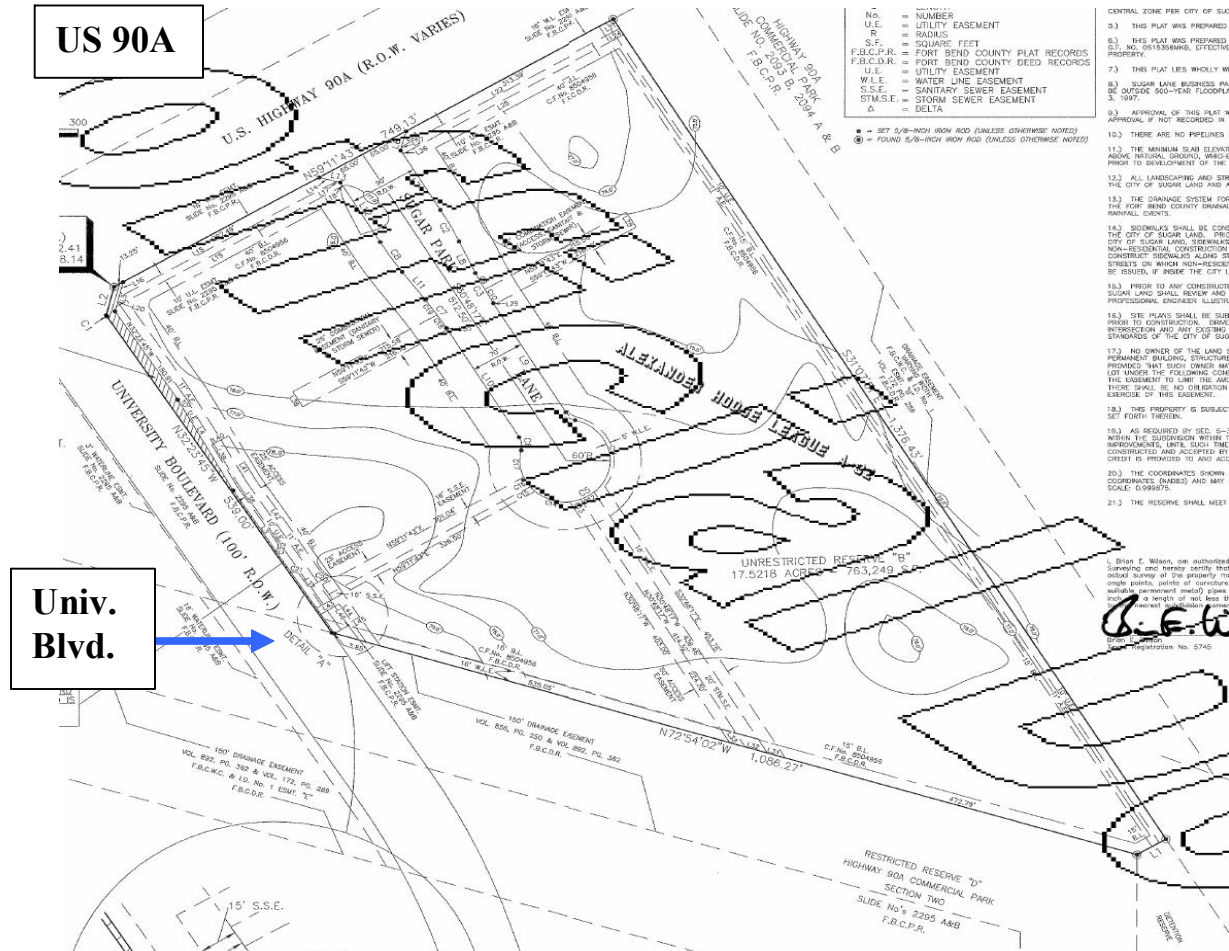
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## EXHIBITS

### Vicinity Map:



**Sugar Lane Business Park – (Recorded Plat Excerpt)**  
**FBCCPR- 20080004**  
**January 8, 2008**



**US 90A**

**Univ. Blvd.**

**PRELIMINARY PLAT  
SUGAR LAKE BUSINESS PARK  
SECOND REPLAT**

**REASON FOR REPLAT:**  
TO SUBDIVIDE AND REDESIGN THE  
SEVEN (7) RESERVES

**SCALE: 1" = 100'** DATE: 09-11-08

**OWNER:**  
90A COMMERCIAL PARK PARTNERS, L.P.  
4660 SWEETWATER BLVD., SUITE 300  
SUGAR LAKE, TX 77479  
281-242-9464

**ADVANCE SURVEYING, INC.**  
10518 KIPP RAY SUITE 300  
HOUSTON, TEXAS 77066

**AS I**

**DETAIL "A"**

**US 90A**

**Univ. Blvd.**

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